

Town of Marble

Regular Meeting of the Board of Trustees

October 3, 2024 6:00pm

Marble Community Church, 121 W. State St. Marble, Colorado

Agenda

- A. 6:00 P.M. Call to order & roll call of the regular September meeting of the Board of Trustees of the Town of Marble

- B. Mayor Comments

- C. Consent Agenda
 - a. Approval of September 5th, 2024 Minutes
 - b. Approval of Current Bills, October 3rd, 2024

- D. Administrator Report
 - a. 2025 Gem Show Proposal, Michael Carter
 - b. Jailhouse Project Update, Emma
 - c. CML Continuing Education, Alie
 - d. 2025 Preliminary Budget Discussion

- E. Committee Reports
 - a. Parks Committee

- F. Old Business

- G. New Business
 - a.

- H. Adjourn

Minutes of the
Town of Marble
Regular Meeting of the Board of Trustees
September 5th, 2024

A. 6:00 P.M. Call to order & roll call of the regular September meeting of the Board of Trustees of the Town of Marble – Mayor Pro Tem, Larry Good, called the meeting to order at 6:04 p.m. Present: Larry Good, Dustin Wilkey and Amy Rusby. Absent: Ryan Vinciguerra and Amber McMahill. Also present: Ron Leach, Administrator, Alie Wettstein; Administrative Assistant and Terry Langley, minutes.

B. Mayor Comments – In the absence of Mayor Ryan Vinciguerra, Larry Good served as Mayor Pro Tem. Congratulations to Ryan and Katie on the birth of their baby.

C. Consent Agenda – Dustin Wilkey made a motion to approve the consent agenda with corrections to the minutes listed below. Amy Rusby seconded and the motion passed unanimously.

a. Approval of August 1, 2024 Minutes – corrections – should read August meeting and Dustin’s name ends with a y.

b. Approval of Current Bills, September 5th, 2024

D. Administrator Report

a. Jailhouse Project Update, Emma Bielski – Emma reported that they broke ground today. The proposed dates for the move is the week of Sept. 16 or the week of Sept. 23. They have found a concrete professional to donate labor. Emma explained that she had an oversight in reading the estimate for moving the jailhouse – she read it as \$800.00 and it was actually \$8000.00. She thought they had the funding secured but with the error there is a deficit. The company will honor the \$8000 bid when they could have increased it due to inflation. Options to help make up the deficit could be to continue to fund raise, the town could agree to pay the difference or they could forgo the archeological services and that amount (\$2300) could be applied to the deficit. This is for a team of archeologists to be on site when the ground is disturbed. It is a requirement of the state historical fund but we did not get that grant so we are not bound by those regulations. The question is whether this would affect getting state historical funds in the future. Emma recommended applying for a non-competitive grant for the jail house project, saving applying for the state historical fund grant for work at the mill site and working together to acquire the funds for the jailhouse work. Amy asked about this being required by the state historical funding but now not having to have them on site. Larry asked for clarification whether the required services were to be covered by the grant. Emma said she left this in budget as a matter of ethical integrity. Emma recommends applying for a non-competitive grant and to continue work on the project. She would save applying for another grant for the Mill Site work. She recommends that they work together to cover the gap. Dustin recommends scrapping the archeological services and going to the businesses and asking them to run a “save our jail” campaign. A question was raised concerning possible impacts of scrapping the archeological services and possible impacts on the National Historical Site designation. Larry asked about previous fund-raising efforts, including the Go Fund Me page. Larry acknowledged the work Emma has done over the past nine years and suggested explaining what happened and asking for donations. Dustin does not agree with Emma throwing herself under the bus as the point is to save the jail. Emma asked the town to acknowledge the problem and to be willing to

provide needed support, that they approve not having the archeological services on site. The moving company will need 50% (\$4000) when they move the jailhouse and the remaining 50% when they move it onto the new foundation. She explained some of the issues with AVLT, the GOCO grant and reimbursement. Dustin suggested working with Ron to arrange to pay for the project. Ron explained that the town would have to front the money for this project in order to have this phase completed before the October meeting. He asked the town to make a motion to authorize the spending up to \$25,000 on this project. Dustin Wilkey made a motion for Ron and Emma to work on the jailhouse funding together and to authorize the town to spend up to \$25,000 with the understanding that any grants and funds raised would go back to the town and to continue fund raising efforts. Amy Rusby seconded. Amy asked what amount was actually needed. Emma explained that they have \$18,849 currently so funds needed should be about \$7,000. Amy spoke in favor of this due to the GOCO deadline, wanting to continue a good working relationship with GOCO, the in-kind services offered and the fact that prices will continue to go up. She feels it is in the town's best interest to get this completed. The motion passed unanimously. Richard brought a souvenir from today's excavation. An intact bottle. They have collected anything they can. Emma suggested a plexiglass case to house some of these artifacts.

b. Jyoti's Farm Proposal, Karen Good – Karen said she met with Ron and Alie today and found that it is considered a multi-use building so may need some design modifications. Dustin asked about the minimum parking spots with two of them ADA accessible on concrete or pavers. He asked about the square footage. They want to have a hydroponic farm housed in a freight container, an additional freight container for a farm kitchen. Eventually they would like this to be a commercial kitchen but at this time it would be a storage/prep kitchen. They would like to have a gathering area and employee housing. They would need to upgrade the septic and they have a septic plan for that. They have engineered foundation plans. Because they would have a commercial space sharing a wall with a residential space they need to meet some design requirements for the shared the wall. They do not have interior build out plans currently. She explained the exterior plans are engineered and stamped. The container is scheduled to arrive in October and they would like to put it on a concrete pad and pillars. She asked if they would need a permit for the pillars and pad. Dustin stated that they need a permit when pouring concrete and that Ron can issue permits without having to come back to the board. Dustin spoke to the requirements and definitions for a permanent structure vs. a portable unit and permits needed for foundation/power/doors between containers and suggested getting the concrete permit, setting the container and then come back with one big thing for approval. Karen asked if the work could be done in phases. Dustin said they could. He also they would need blueprints for the container and spoke to the benefits for the school and community and making the container presentable. He suggested communicating with the neighbors regarding the plans. Karen said they plan for two stories with employee housing for a single family with three bedrooms. Dustin stated that a public hearing for use by review would require a 30-day notice including posting in the newspaper. Due to Larry having to recuse himself and thus lacking a quorum, this will be put onto the October agenda.

c. Consider Approval of Ordinance #2024-2 regarding Street Cut Permit and Process – Ron explained that there is a property owner who needs to install water service requires crossing the street and a trench along the right of way. There is no process in place currently for this type of cut and excavation. The ordinance was developed by the town attorney. This does not need a public hearing or

waiting period – it can be approved tonight. Larry asked if the \$1000 fee is refundable and Ron said it is not – it covers the town costs for town employee time. Amy asked if it was possible to amend this ordinance in the future if needed and Ron explained that it is. It is similar to the Gunnison County ordinance and process. Larry asked if the excavator participates in the application and permit as far as a plan and Ron said they do. Dustin said that the permit should be submitted by the contractor as they have the liability and responsibility for any mitigation or repairs. Ron agreed. Dustin made a motion to approve Ordinance 2024-2 as written and to allow the contractor to fill out the permit and to continue with putting in utilities. Amy Rusby seconded and the motion passed unanimously.

d. 2025 Preliminary Budget Discussion – Dustin asked if there had been any discussion about adding a secondary fund for future vehicle use/replacement. Amy explained that this would be listed as a Capital Project Fund with a separate bank account and funds would be deposited each year. She said this is a positive for grant applications. Ron projected the projected budget and highlighted and explained various lines in the budget, including “ask Ron” (a bookkeeping issue), reserves, revenues (sales tax, oil and gas tax, property tax, quarry lease, campground, etc.), expenses, (payroll, maintenance and repairs to the bell tower, HUB subsidy, snow plowing, road maintenance (asphalt, chip/seal), legal fees, plan reviews/inspections, auditor, dumpsters, recycling program). Amy said that the town is right where we need to be for the year as far as revenue and expenditures and they will be continuing to work as the year progresses to be able to estimate 2025 as accurately as possible. She commended Ron on the work he has done to build up reserves. Larry suggested increasing the estimate for election expenses in case there needs to be a 2025 election. He mentioned the need for some culvert repair/replacement under roads. He also suggested increasing grant writing expenses. He suggested raising license and permit fees, including short-term rental licenses. Dustin asked for a list of the permit fees currently so that they can be reviewed next month. Ron said he has asked for information about tourism tax but has not heard back yet. Angus Barber asked about office supplies and software expenditures. Ron said he does not have those details but he can get them. Angus asked about legal expenses and what has been spent so far this year. Amy said we have spent \$9723.97 to date and \$14,000 was budgeted for 2024.

E. Committee Reports

a. Parks Committee – Richard Wells said there has not been a meeting so no report.

F. Old Business

G. New Business

a. Discussion of Carbondale Fire District proposed impact fees – Ron explained that the Carbondale Fire District has passed a resolution to impose an impact fee to be collected from the counties and towns on development. Ron has some questions about what is included as development. Dustin asked about what is included in “square feet” – building only, lot, etc. Dustin asked if these funds would stay in Marble for the local fire department and what would be done with the funds. Dustin spoke to it being an added fee for building permits. Amy asked if there is a time line for instituting this. Ron will ask for some clarification on definitions and the verbiage. A citizen asked what the position of other fire districts are. Ron has asked Gunnison County but has not heard.

b. Dan Szmiot asked if the town could create a mechanism to allow rock to be removed from Carbonate Creek to do road maintenance in the surrounding area. Larry said it might be an Army Corps of Engineers issue. Dustin spoke to hiring a contractor and getting needed permits vs. having the town dredge, crush and sell the gravel. Larry said it might be possible to coordinate something like this when the creek is dredged anyway.

c. Richard Wells spoke to the need for bear resistant trash cans. He explained that there are organizations that can help such as roaringforkbear.org and asked if the town could encourage and helping people get the cans.

d. Paul Wahlbrink – spoke to a problem with 911 calls through Starlink not going through.

H. Adjourn – Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,
Terry Langley

Dear Ron,

This is a letter of intent to organize and produce the Gem and Mineral Show in Marble for 2025. The Delta show is normally the Memorial Day weekend and we were aiming for the weekend after that.

In 2025, that looks like it should be June 13, 14 and 15th.

We discussed that Monique doesn't want to have the gem show next year, and we have all seen her emails to this effect. To be sure, we visited her today and she was so happy that we want to take it over next year because she can't do it for sure, and possibly not for even longer. She said she would write a letter to the Chamber to let them know that she'll support us doing this.

If you need anything else in writing from her, please just let us know. We'll see if she can come to the meeting on October 3rd at 6 in Marble.

Today we discussed possible costs involved with the show and realized that it will include the cost of toilets, insurance, event fees, and possibly someone to help with parking. Vendors would pay a fee to join the show and each would pay for their camping spot. We wouldn't have food vendors there.

We also want to create a locals section with several booths in one camping spot...possibly one of the longer spaces. We are offering previous vendors the same spaces they had before if they want them, however, they must pay on the town website for them by January 1, 2025. After that, it is first come, first serve.

We understand there were 10 vendors last year. We definitely would want to use all 10 spots from 1-10, but we also want to provide space for local craftspeople at a lower cost. Other vendors would have the option of sharing camping spots if they are large enough. We wonder if the town would consider letting us put the local folks who aren't camping on the grassy area.

We are assuming we will have a return of all vendors from last year. We've already contacted a number of them with positive results.

If you think of anything else we should do before the town meeting, let us know. We are waiting to receive the town event forms from you.

Thank you so much!
Michael and Jacque Carter
mjcarterinc@gmail.com

**TOWN OF MARBLE
GENERAL FUND
2025 Budget**

	2023 Audit	2024 Estimate	2025 Budget
Beginning Balance	445,985	399,049	394,485
Revenues			
Taxes			
General Property Tax	30,413	39,276	39,890
Specific Ownership Tax	0	1,500	1,500
Additional License Tax	0	695	695
Property Tax Interest	0	100	100
Taxes Other	0	0	0
Total Taxes	30,413	41,571	42,185
Licenses & Permits			
Business Licenses	0	750	1,000
Building Permits	0	7,000	4,000
Septic Permits	0	3,000	2,000
Other Licenses & Permits	0	500	500
Short Term Rental Licenses	0	350	350
Total Licenses & Permits	8,839	11,600	7,850
Intergovernmental			
General Sales Tax	184,427	166,798	170,000
Highway User Taxes (HUTF)	4,975	13,000	13,000
Severance Tax	9,055	2,000	2,000
Mineral Lease Distribution	1,515	8,000	8,000
Cigarette Tax	315	200	200
Other Intergovernmental	0	0	0
Grant Revenue	0	0	0
Total Intergovernmental	200,287	189,998	193,200
Other Revenue			
Paid Parking Program Revenue	0	0	0
Campground Revenue	39,290	55,000	55,000
Interest Revenue	20,104	10,000	9,000
SGB Lease Agreement	0	2,900	3,000
CSQ Lease Agreement	18,307	46,715	34,000
CSQ Maintenance Payments	0	3,600	3,600
Holy Cross Electric Rebates	0	500	500
Donations	0	0	0
Lead King Loop Project	0	0	0
Marble Fest	0	25,000	20,000
Non-Specified	32,219	0	0
Transfer Water Fund, Admin Costs	0	1,000	1,000
Total Other	109,920	144,715	126,100
Total Revenue	349,459	387,884	369,335

**TOWN OF MARBLE
GENERAL FUND
2025 Budget**

	2023 Audit	2024 Estimate	2025 Budget
Expenditures			
Wages & Benefits			

Total Wages	0	133,000	140,000
FICA/Medicare	0	8,400	14,000
Total Wages & Benefits	144,106	141,400	154,000
General Government			
Paid Parking Program Expenses	0	2,000	2,000
Office Improvements & Maintenance	0	1,000	5,000
Campground Improvements & Expenses	21,768	20,000	25,000
Treasurer Fees	0	500	500
Elections	306	1,290	2,000
Vehicle Expenses	0	3,500	3,500
Marble Fest Expenses	25,809	23,000	20,000
Church Rent	0	600	720
Civic Engagement Fund	0	1,500	1,500
Office Supplies/Software	12,548	17,000	15,000
Legal Publications	0	1,000	1,000
Dues & Subscriptions	569	500	500
Food	0	3,000	3,000
Workshop/Travel	5,558	1,000	5,000
Recycle Program	0	3,600	4,000
Master Planning	0	16,000	0
Grant Expenditures	18,340	0	1,000
Donation to AVL T Childrens Park	0	3,500	0
Unclassified	16,474	0	0
Bell Tower Maintenance	0	0	10,000
Hub Subsidy	0	10,000	10,000
Total General Government	101,372	108,990	109,720
Roads			
Street Maintenance	0	25,000	0
Snow & Ice Removal	0	25,000	30,000
Asphalt Road Repair	0	0	20,000
Total Roads	69,884	50,000	50,000
Purchased Professional Services			
Legal - General	15,137	12,000	14,000
Legal - Water Augmentation Plan	0	0	0
Bookkeeping		6,000	7,000
Audit	16,305	11,400	13,000
Municipal Court	0	1,000	1,000
Engineering Services - Water Augmentation	0	0	0
Engineering Services & Inspections	14,781	10,000	10,000
Planning Consultant	0	0	0
Total Purchased Professional Services	46,223	40,400	45,000
Other Purchased Services			
Liability & Workers Comp. Insurance	6,497	7,500	8,000
Utilities	3,313	4,000	5,000
Grant Writing	0	1,000	1,000
Earth Day Expenses	0	2,826	3,000
Total Other Purchased Services	9,810	15,326	17,000
Total Expenditures	371,395	356,116	375,720
Ending Balance	424,049	430,817	388,100
Transfer out to Capital Projects Fund	0	0	-5,000
Transfer out to park fund	-25,000	-36,332	-10,000
Ending Balance	399,049	394,485	373,100

**TOWN OF MARBLE
PARK FUND
2025 Budget
9/3/2024**

	2023 Audit	2024 Estimate	2025 Budget 9/3/2024
Beginning Balance	-28,087	-21,332	0
Revenues			
CTF Funds	1,898	1,500	1,500
Interest	0	0	0
Donation	0	0	0
Transfer in from General Fund	0	0	0
Total Revenue	1,898	1,500	1,500
Expenditures			
Parks Maintenance	17,653	11,500	11,500
Improvements	2,490	0	0
Historical Park Preservation Commission	0	0	0
Grant Writer	0	0	0
Other	0	0	0
Jail Preservation Grant Matching Funds	0	5,000	0
Total Expenditures	20,143	16,500	11,500
Transfer in from general fund	25,000	36,332	10,000
Ending Balance	-21,332	0	0

**TOWN OF MARBLE
WATER FEE FUND
2025 BUDGET
9/3/2024**

	2023 Audit	2024 Estimate	2025 Budget 9/3/2024
Beginning Balance	0	1,615	2,893
Revenues			
Fee for Service	21,615	22,278	21,000
Total Revenue	21,615	22,278	21,000
Expenditures			
Administration Costs	0	1,000	1,000
Fire Protection/Water Tank	20,000	20,000	20,000
Total Expenditures	20,000	21,000	21,000
Other Financing Uses			
Transfer out to General Fund	0	0	0
Total Expenditures and Other Financing Uses	20,000	21,000	21,000
Ending Balance	1,615	2,893	2,893